

PB# 94-4

Windsor Enterprises

37-1-35.32

Rt. 9W (Kennedy)

Approved 3-17-94

Plan No. 100-1

Town Hall

555 Union Ave.

New Windsor, N.Y. 12553

NO. 94-4

19

RECEIVED FROM Windsor Enterprises, Inc.

Seven Hundred Fifty 00/100 DOLLARS

Site Plan Minimum Escrow (94-4)

Account Total \$ 750.00

Amount Paid \$ 750.00

Balance Due \$ -0- Myra Mason, Secy to the P.B.

Dei Comptroller

TOWN OF NEW WINDSOR

555 Union Avenue

New Windsor, NY 12550

GENERAL RECEIPT

12817

Received of Windsor Enterprises, Inc. \$ 150.00

One Hundred Fifty 00/100 DOLLARS

For P.B. # 94-4 Application Fee

DISTRIBUTION

FUND	CODE	AMOUNT
<u>CR 2945</u>		<u>\$150.00</u>

By Dorothy Hansen

Town Clerk

Title

* WILLIAMSON LAW BOOK CO. VICTOR, N.Y. 14564

Planning Board

Town Hall

555 Union Ave.

New Windsor, N.Y. 12553

NO. 94-4

March 15, 1994

RECEIVED FROM Windsor Enterprises, Inc.

One Hundred Sixty-Six 50/100 DOLLARS

4% of \$4,164.00 Cost estimate (Inspection fee)

Account Total \$ 166.56

Amount Paid \$ 166.56

Balance Due \$ -0- Myra Mason, Secy to the P.B.

Dei 3/15/94

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

TOWN OF NEW WINDSOR

GENERAL RECEIPT

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

Received of Windsor Enterprises, Inc. \$ 150.⁰⁰
One Hundred fifty — 00 DOLLARS
For P.B. #94-4 Application Fee

DISTRIBUTION		
FUND	CODE	AMOUNT
<u>CR 2945</u>		<u>\$150.00</u>

By Dorothy Hansen
Town Clerk
Title

© WILLIAMSON LAW BOOK CO. VICTOR, N.Y. 14564

Planning Board

Town Hall

555 Union Ave.

New Windsor, N.Y. 12553

NO. 94-4

March 15, 1994

RECEIVED FROM Windsor Enterprises, Inc.

One Hundred sixty-six 50/100 — DOLLARS

4% of \$4164.00 Cost estimate (Inspection fee)

Account Total \$ 166.56

Amount Paid \$ 166.56

Balance Due \$ -0-

Myra Mann, Secy to the P.B.

"THE EFFICIENCYLINE" AN AMPAD PRODUCT

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

Received of Windsor Enterprises Inc. \$ 150.⁰⁰
One Hundred fifty 00/100 — DOLLARS
For Planning Board #94-4 Approval Fee

DISTRIBUTION		
FUND	CODE	AMOUNT
<u>Check #2971</u>		<u>150.⁰⁰</u>

By Dorothy H. Hansen
Town Clerk
Title

© WILLIAMSON LAW BOOK CO. VICTOR, N.Y. 14564



**PREVIOUS
DOCUMENT
IN POOR
ORIGINAL
CONDITION**

03-28-94
AS OF: 01/01/80

PLANNING BOARD
TOWN OF NEW WINDSOR

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 94-4

NAME: WINDSOR ENTERPRISES - AMENDED SITE PLAN
APPLICANT: WINDSOR ENTERPRISES, INC.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
02/15/94	S.P. MINIMUM	PAID		750.00	
02/23/94	P.B. ATTY. FEE	CHG	35.00		
02/23/94	P.B. MINUTES	CHG	18.00		
03/09/94	P.B. ATTY. FEE	CHG	35.00		
03/09/94	P.B. MINUTES	CHG	22.50		
03/14/94	P.B. ENGINEER FEE	CHG	49.00		
03/28/94	RET. TO APPLICANT	CHG	590.50		
		TOTAL:	750.00	750.00	0.00

*Please issue a check in the
amount of \$590.50 to:*

Windsor Enterprises, Inc.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/28/94

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 94-4

NAME: WINDSOR ENTERPRISES - AMENDED SITE PLAN
APPLICANT: WINDSOR ENTERPRISES, INC.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	02/16/93	MUNICIPAL HIGHWAY	/ /	
ORIG	02/16/93	MUNICIPAL WATER	02/17/94	APPROVED
ORIG	02/16/93	MUNICIPAL SEWER	/ /	
ORIG	02/16/93	MUNICIPAL SANITARY	/ /	
ORIG	02/16/93	MUNICIPAL FIRE	02/17/94	APPROVED
ORIG	02/16/93	PLANNING BOARD ENGINEER	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/28/94

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 94-4

NAME: WINDSOR ENTERPRISES - AMENDED SITE PLAN
APPLICANT: WINDSOR ENTERPRISES, INC.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
03/17/94	PLANS STAMPED	APPROVED
03/09/94	PLANNING BOARD APPEARANCE . SUBMIT COST ESTIMATE	LA:ND WVE. PH-APPROV
02/23/94	PLANNING BOARD APPEARANCE	DISCUSSED - RETURN
02/02/94	WORK SESSION APPEARANCE	CORRECT & SUBMIT

WINDSOR ENTERPRISES SITE PLAN (94-4) - RT. 9W

MR. PETRO: I'll excuse myself in this, being I have an interest in this project, turn it over to Ron Lander, Vice Chairman.

(Whereupon, Chairman Petro stepped down as chairman on this proposal.)

MR. LANDER: You want to state your name for the record?

MR. YANNONE: Raymond Yannone.

MR. LANDER: Mr. Kennedy is not here tonight, I see.

MR. YANNONE: No.

MR. LANDER: He represented you at the last meeting?

MR. YANNONE: Yes.

MR. LANDER: We have municipal water approved 12/1/94 or 2/1/94 and municipal fire, 2/1/94.

MR. VAN LEEUWEN: What are you going to do here?

MR. YANNONE: This is going to be more or less an expansion of the first auto showroom, the strip mall that is the current showroom service center here and we're going to move the Windsor Enterprises rental offices from our showroom to here and this is, this is new cars are in one of the other showrooms, try to diversify a little more.

MR. LANDER: Why don't you put the map on the easel so Carmen can see it. Hank, you weren't here at the last meeting, were you?

MR. VAN LEEUWEN: No, I came in late, very late.

MR. LANDER: Now you were saying you wanted to go over that for the whole board?

MR. YANNONE: This is our current auto showroom. Now

the, the service and wash bays are in the back and we have rental offices in this building, our boat dealership is here, boat showroom. We were going to take the rental offices that we have and use them, move them to this building and possibly go with the new vehicles or recreational vehicles in addition to the used cars and boats that we have now.

MR. VAN LEEUWEN: Mark, do you have any problems with this?

MR. EDSALL: There was some clarifications, I think I had noted from last month's comments that I just believe I restated those. Basically, we've worked out any of the spacing problems and aisleway problems and such at the workshop so layout wise, we have taken care of all that at the workshop.

MR. DUBALDI: Much of this is to be paved, that was brought up at the last meeting as well.

MR. YANNONE: The existing asphalt drive and the asphalt parking area meet the building, that is going to be constructed. The driveway here will be paved to the back of the building. So you're really going to finish off this whole front area with pavement.

MR. DUBALDI: The back of the building itself?

MR. YANNONE: Shaled now, it will still be a boat display area, just be moved back.

MR. DUBALDI: Fire department approved that?

MR. LANDER: Yes, fire approval was 2/1/94.

MR. EDSALL: Just for clarification, one of the layout items that we did discuss and there's a note on the plan is relative to the creation of some access aisles that Bob Rogers thought were very important and it was very difficult to layout the boats and such on the plans. So what they've done is on the top right corner you'll see a note and that note met with Bob's approval and Bob's belief is that with that note in his annual inspections they can make sure that things are laid out

properly.

MR. DUBALDI: So in other words, there's not going to be any boats up to the end of the building in the back? Is there anything that prevents that?

MR. YANNONE: Not the immediate area. There's a wash bay with an overhead door so it will be impossible for me to block the building off completely.

MR. LANDER: What type of construction is this building going to be?

MR. YANNONE: Block.

MR. LANDER: So it will be similar to the building.

MR. YANNONE: It will be a little miniature version of the existing building there.

MR. VAN LEEUWEN: Smaller than the existing building?

MR. YANNONE: Yes, it is.

MR. VAN LEEUWEN: Make a motion to declare ourselves lead agency.

MR. DUBALDI: Second it.

MR. LANDER: Motion has been made and seconded that the Town of New Windsor Planning Board assume lead agency. Roll call.

ROLL CALL:

MR. DUBALDI	AYE
MR. VAN LEEUWEN	AYE
MR. LANDER	AYE

MR. DUBALDI: Also like to make a motion that we waive public hearing.

MR. VAN LEEUWEN: Second that.

MR. LANDER: Motion has been made and seconded that we

waive public hearing. Roll call.

ROLL CALL:

MR. DUBALDI	AYE
MR. VAN LEEUWEN	AYE
MR. LANDER	AYE

MR. VAN LEEUWEN: There's not going to be any repair in this?

MR. YANNONE: No, there's a wash bay only just for cleaning cars. That is it.

MR. VAN LEEUWEN: That answers my question. I'd like to make a motion to declare negative dec.

MR. DUBALDI: Second it.

MR. LANDER: We have a motion and a second to declare negative dec. Roll call.

ROLL CALL:

MR. DUBALDI	AYE
MR. VAN LEEUWEN	AYE
MR. LANDER	AYE

MR. LANDER: The only thing that I see when I took a visit to this property was we got to keep the aisles clear.

MR. YANNONE: One of the things that we did, we started construction of boat racks and we have expanded at the waterfront location so there won't be as many boats and ones that will be, some will be off the ground so that should clean up some of the congestion that we have but we need to maintain at the least enough in aisleways between the boats for the forklifts and trailers to get near them. So normally we would have those aisles just for our equipment.

MR. VAN LEEUWEN: I'll a make a motion to approve.

MR. DUBALDI: Second it.

MR. LANDER: Motion has been made and seconded to approve the Windsor Enterprises site plan. Only other thing we need here is subject to the bond estimate for this and other than that, I don't see anything on Mark's comments. Roll call.

ROLL CALL:

MR. DUBALDI	AYE
MR. VAN LEEUWEN	AYE
MR. LANDER	AYE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

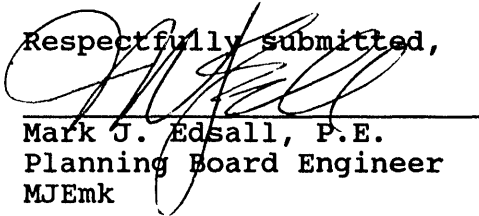
- ☐ **Main Office**
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- ☐ **Branch Office**
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Milford, Pennsylvania 18337
(717) 296-2765

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: WINDSOR ENTERPRISES SITE PLAN
PROJECT LOCATION: NYS ROUTE 9W AND CAESARS LANE
SECTION 37-BLOCK 1-LOT 35.32
PROJECT NUMBER: 94-4
DATE: 9 MARCH 1994
DESCRIPTION: THE PROJECT INVOLVES THE CONSTRUCTION OF A NEW
52' BY 42' USED AUTO SALES BUILDING ON THE
EXISTING DEVELOPED PROPERTY. IN ADDITION, THE
EXISTING BUILDING CURRENTLY UTILIZED FOR USED CAR
SALES IS PROPOSED FOR REVISION TO NEW CAR SALES.
THE PLAN WAS PREVIOUSLY REVIEWED AT THE
23 FEBRUARY 1994 PLANNING BOARD MEETING.

1. My review comments for the 23 February 1994 meeting recommended that the Board confirm the use classification for the site and, as well, review with the Applicant's Surveyor the parking calculation shown on the plan.
2. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.
3. The Planning Board should determine, for the record, if a Public Hearing will be necessary for this Site Plan, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
4. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
5. The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with Paragraph A(1)(g) of Chapter 19 of the Town Code.
6. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk

APPLICATION FEE (DUE AT TIME OF SUBMITTAL)

\$ 150.00 Pd

PLAN REVIEW FEE: (APPROVAL)

\$ 150.00

PLAN REVIEW FEE (MULTI-FAMILY): A. \$150.00
PLUS \$25.00/UNIT B. _____

TOTAL OF A & B: _____

SITE IMPROVEMENT COST ESTIMATE: \$ 4164.00

A. 4% OF FIRST \$50,000.00
B. 2% OF REMAINDER

A. _____
B. _____

TOTAL OF A & B: 166.56

Town of New Windsor Planning Board
ATT: Myra Mason

Cost Estimate For WINDSOR ENTERPRISES, INC.
SITE plan, 94-4.

WJ revision

BLACKTOP - 20' x 80' = 1600 Sq. FT. 3/14/94

60' x 20' = 1200 Sq. FT.

20' 40' = 800 Sq. FT.

3600 Sq. FT.

$40054 \times 10 = 4000$

\$1.05 per Sq. FT.

~~\$3760.00~~

Striping - 9 SPACES

8 spaces x 8 = 64
~~12 x 20~~

FLAGS - Existing

1 handicapped space
(sh 44 sign) \$100

SHALE IN REAR - Existing

CURBING - Existing

\$4164

TOTAL - ~~\$3905.00~~

~~x .24~~

~~\$156.20~~

TOTAL BOND EST. payment

✓ \$166.56

RAY YANNONE

PRES.

PRESIDENT

WINDSOR ENTERPRISES, INC.

*Jim Petio excused himself from discussion
Ron Lander conducted this portion of the meeting*
RESULTS OF P.B. MEETING

DATE: March 7, 1994

PROJECT NAME: Windsor Enterprises S P PROJECT NUMBER 74-4

* * * * *

LEAD AGENCY:

* NEGATIVE DEC:

M) ✓ S) 0 VOTE: A 3 N 0

* M) ✓ S) 0 VOTE: A 3 N 0

CARRIED: YES ✓ NO

* CARRIED: YES: ✓ NO

* * * * *

PUBLIC HEARING: M) 0 S) ✓ VOTE: A 3 N 0

WAIVED: YES ✓ NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) ✓ S) 0 VOTE: A 3 N 0 APPROVED: 3-9-94

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Bond estimate must be submitted

RESULTS OF P.B. MEETING

DATE: February 23, 1974

PROJECT NAME: Windsor Ext. S.P. PROJECT NUMBER 94-4

LEAD AGENCY:

* NEGATIVE DEC:

M)___ S)___ VOTE:A___N___

* M)___ S)___ VOTE:A___N___

CARRIED: YES___NO___

* CARRIED: YES:___NO___

PUBLIC HEARING: M)___ S)___ VOTE:A___N___

WAIVED: YES___NO___

SEND TO OR. CO. PLANNING: M)___S)___ VOTE:A___N___YES___NO___

SEND TO DEPT. OF TRANSPORT: M)___S)___ VOTE:A___N___YES___NO___

DISAPP: REFER TO Z.B.A.: M)___S)___ VOTE:A___N___YES___NO___

RETURN TO WORK SHOP: YES___NO___

APPROVAL:

M)___S)___ VOTE:A___N___ APPROVED:___

M)___S)___ VOTE:A___N___ APPR. CONDITIONALLY:___

NEED NEW PLANS: YES___NO___

DISCUSSION/APPROVAL CONDITIONS:___

Discussed - to return

WINDSOR ENTERPRISES, INC. SITE PLAN (94-4) ROUTE 9W

Mr. Patrick Kennedy appeared before the board for this proposal.

MR. PETRO: Being I'm a 50% ownership of this corporation, I'll excuse myself from these proceedings. Ron, would you please take over?

(Whereupon, Mr. Peter stepped down from the board for this proposal)

MR. LANDER: State your case.

MR. KENNEDY: Okay, you're all familiar with this site, Orange Boat Sales, Auto Express. We're proposing one more building which is to be set between the Orange Boat Sales building and the existing Auto Express building. This new building will be for the used car sales and used car sales usage is now in the existing Auto Express building is moved in the new building and old building will be used for use new car sales. We're expanding the parking lot to handle both buildings. Basically, your table is here for parking and so on are the same use as we used on the last approval when the existing Auto Express building was put in.

MR. DUBALDI: How many new parking spaces are going to be added for this particular building or are you just going to incorporate it into what's existing?

MR. KENNEDY: We added parking spaces, new building over here on the parking table over here, new spaces.

MR. LANDER: Are boats going to be in these spaces?

MR. KENNEDY: I would tend to think not. I would now think since he is going to have auto sales across this whole thing that the boats will have to be behind it and we've added a notice to the map that Bobby Rogers wanted to see to make sure there were aisles every so many feet so he could get in there and fight a fire.

MR. LANDER: It's highly congested.

MR. KENNEDY: The distance between aisles and the width of the aisles.

MR. DUBALDI: So there's going to be no more boats out in front then other than what's there?

MR. KENNEDY: Not in front of here, obviously in front of Orange Boat Sales building but they shouldn't be out, that should all been motor vehicles, I believe that is the plan.

MR. LANDER: We have municipal fire approved and municipal water.

MR. DUBALDI: I don't know, we can't even take lead agency. We can't do anything.

MR. LANDER: I have a question about the parking spaces now are we going to have boats in these parking spaces or are we going to have cars in the parking spaces?

MR. PETRO: What do we have now?

MR. LANDER: Mostly boats.

MR. PETRO: This is car parking.

MR. LANDER: We have to make room so that the fire company can get in there, your customers can get in there, all right.

MR. DUBALDI: What's this building going to be used for?

MR. PETRO: Auto Express, that is there now is going to move into this building and existing building is going to be become new car building.

MR. LANDER: What kind of cars?

MR. PETRO: Mazda's, I believe.

MR. LANDER: My only problem is with the congestion. Are you stacking these boats on top of each other or--

MR. PETRO: The less I say, the better.

MR. LANDER: How many, we only have one entrance here or actually we have two cause we have the strip mall is that right, Pat?

MR. KENNEDY: Well, they are interconnected but the main entrance for this thing is on the driveway area between Orange Boat Sales and what is the new building.

MR. LANDER: That was in disrepair the last time I was down there making a site visit. He is going to have to straighten that pavement out there in the front. I don't know, he will probably need a DOT work permit for that, too.

MR. BABCOCK: The asphalt drive, Mr. Chairman, is a new drive that was put in for Auto Express that is existing now, the darker shade.

MR. LANDER: I was in reference to the main drive going in, it's a little shaky. Carmen, do you have anything else?

MR. DUBALDI: These parking spaces are going to be paved of course?

MR. KENNEDY: Absolutely.

MR. DUBALDI: It's a little gray area, I see it's only half paved, I think you're cutting corners.

MR. LANDER: I think more of this here should be wacked out on this map, I don't think you have enough there.

MR. BABCOCK: All parking spaces will be paved.

MR. DUBALDI: I don't know if we need another building on 9W.

MR. LANDER: I'm concerned with that, too.

MR. DUBALDI: A little public hearing will iron that out.

MR. LANDER: Do we need a public hearing on this? We do not favor anybody. We treat everybody fairly here.

MR. DUBALDI: I don't think this application can go any further, Mr. Chairman.

MR. LANDER: It doesn't seem that way. Did we have a work session on this already?

MR. BABCOCK: Yes.

MR. EDSALL: Yes, we met with Pat.

MR. PETRO: Any suggestions from the Planning Board? We'll come back to another meeting.

MR. DUBALDI: Seems cut and dry.

MR. LANDER: We'll set it up for a public hearing.

MR. DUBALDI: Just clean the place up a little bit though.

(Whereupon, Mr. Petro resumed the position of Chairman)



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

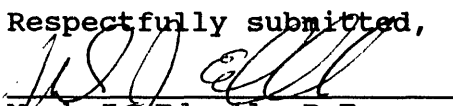
- ☐ **Main Office**
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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: WINDSOR ENTERPRISES SITE PLAN
PROJECT LOCATION: NYS ROUTE 9W AND CAESARS LANE
SECTION 37-BLOCK 1-LOT 35.32
PROJECT NUMBER: 94-4
DATE: 23 FEBRUARY 1994
DESCRIPTION: THE PROJECT INVOLVES THE CONSTRUCTION OF A NEW
52' BY 42' USED AUTO SALES BUILDING ON THE
EXISTING DEVELOPED PROPERTY. IN ADDITION, THE
EXISTING BUILDING CURRENTLY UTILIZED FOR USED CAR
SALES IS PROPOSED FOR REVISION TO NEW CAR SALES.

1. The Board should acknowledge the previous determination, at the time of previous approval, that the car sales is classified as an A-6 use; this is the basis for this site plan amendment.
2. The Board should review, with the Applicant's surveyor, the parking calculation, square footage for each indicated use, which is apparently based on actual and proposed areas of use within each building.
3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.
4. The Planning Board should determine, for the record, if a Public Hearing will be necessary for this Site Plan, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
5. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
6. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk
A:WIND-ENT.mk

P.B. #94-4 ESCROW

2946



WINDSOR ENTERPRISES INC.

P.O. BOX 928 PH. 914-565-8845
VAILS GATE, NY 12584

2-15 1994

50-693/219

PAY
TO THE
ORDER OF

town of New Windsor

\$ 750.⁰⁰/₁₀₀

Seven hundred-fifty & no/100

DOLLARS



Key Bank of Eastern New York N.A.
Route 32
Vails Gate, NY 12584
Vails Gate Office

302

FOR

Bldg # 12

Diane Canale

⑈002946⑈ ⑆021906934⑆ 024244448⑈

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 17 February 1994

SUBJECT: Windsor Enterprises

Planning Board Ref. Number: PB-94-4

Dated: 15 February 1994

Fire Prevention Ref. Number: FPS-94-5

A review of the above reference subject site plan was conducted on 17 February 1994.

This site plan, which includes the note regarding the "boat display and stage area", fire lanes is acceptable.

Plan Dated: 8 June 1990 Review 2

Robert F. Rodgers, C.C.A. (mv5)
Robert F. Rodgers, C.C.A.

RFR/mvz



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94-4

DATE PLAN RECEIVED: RECEIVED FEB 15 1994 *orig.*

The maps and plans for the Site Approval WINDSOR ENTERPRISES
Subdivision _____ as submitted by

WINDSOR ENTERPRISES for the building or subdivision of
_____ has been

reviewed by me and is approved ☒

disapproved ☐

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor

P/B # 94 - 4

WORK SESSION DATE: 2 Feb 94

APPLICANT RESUB.
REQUIRED: Full App.

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Windsor Enterprises

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: Pat K -

MUNIC REPS PRESENT: BLDG INSP. X
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- * P/B confirm New car sales A-6 (Retail stores)
New car going to Auto Express Bldg, new
(42x52) bldg for exist used car sales.
- Pat K - pkgt calc for exist land actual A/B -
- = 2184 total SF new bldg - (1007 missing)
- > Bob K - too crowded need
access lanes for fire fighting to boats.
100 ft betw lanes - 15' & turning access

Next avail agenda
after plans

4MJ E91 pbwsform

PROJECT I.D. NUMBER

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617.21

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SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>Windsor Enterprises</u>	2. PROJECT NAME <u>Amended Site Plan for Windsor Enterprises</u>
3. PROJECT LOCATION: Municipality <u>Town of New Windsor</u> County <u>Orange</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>West Side Rte 9W, 115' So. of Caesars' Lane</u> <u>Tax Map Section 37, Block 1, Lot 35.32</u>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>Addition of one new Conc. Block Commercial Building for used car sales on an existing Approved Commercial lot</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>4.685</u> acres Ultimately <u>4.655</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: _____ Date: _____	
Signature: <u>[Signature]</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.	
<input type="checkbox"/> Yes	<input type="checkbox"/> No
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.8? If No, a negative declaration may be superseded by another involved agency.	
<input type="checkbox"/> Yes	<input type="checkbox"/> No
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?	
<input type="checkbox"/> Yes	<input type="checkbox"/> No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	
Name of Lead Agency	
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from responsible officer)
Date	

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\$150
\$750
12 print

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,
OR LOT LINE CHANGE APPROVAL

1. Name of Project Amended Site Plan for Windsor Enterprises
2. Name of Applicant Windsor Enterprises Phone 565-1211
Address P.O. Box 928 Pails Gate NY 12584
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Windsor Enterprises Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Patrick T. Kennedy Phone 562-6444
Address 219 Quassick Ave. New Windsor NY 12553
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting Patrick T. Kennedy, L.S. Phone 562-6444
(Name)
7. Location: On the West side of Rte 9W
115 feet South
(Street)
of Caesar's Lane
(Street)
8. Acreage of Parcel 4.685 ac. 9. Zoning District NC
10. Tax Map Designation: Section 37 Block 1 Lot 35.32
11. This application is for Additional Commercial Bldg on an existing approved Commercial site

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? No

If so, list Case No. and Name _____

13. List all contiguous holdings in the same ownership
Section 37 Block 1 Lot(s) 35-31 & 34

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

Raymond D. Yannoni Jr. being duly sworn, deposes and says that he resides at 381 Continental Dr. Cornwall, N.Y. 12518 in the County of Orange and State of New York and that he is (the owner in fee) of President
(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized _____ to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

15th day of February 1994

Rita Mastrovoco
Notary Public

[Signature]
(Owner's Signature)

(Applicant's Signature)

(Title)

RITA MASTROVOCO
Notary Public, State of New York
Qualified in _____
No. 4663619
Commission Expires Oct. 31, 1994

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

RAY VANNONE
James Petro, deposes and says that he
resides at Rte 9W, New Windsor
(Owner's Address)

in the County of Orange
and State of New York

and that he is the owner in fee of Tax Map Section 37,
Block 1, Lot 35.32

which is the premises described in the foregoing application and
that he has authorized Patrick T. Kennedy, L.S.
to make the foregoing application as described therein.

Date: 2/15/94

[Signature]
(Owner's Signature)

[Signature]
(Witness' Signature)

SWORN TO BEFORE ME THIS
15th DAY of February, 1994

Rita Mastroianni
NOTARY PUBLIC

Notary Public
Qualified
Commission Expires 12-31-94

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

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ITEM

- | | |
|---|--|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <input checked="" type="checkbox"/> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. <input checked="" type="checkbox"/> Curbing Through |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | Section |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 31. <input checked="" type="checkbox"/> Catch Basin Locations |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 32. <input checked="" type="checkbox"/> Catch Basin Through |
| 6. <input checked="" type="checkbox"/> Drawing Date | Section |
| 7. <input checked="" type="checkbox"/> Revision Dates | 33. <input checked="" type="checkbox"/> Storm Drainage |
| | 34. <input checked="" type="checkbox"/> Refuse Storage |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET | 35. <input checked="" type="checkbox"/> Other Outdoor Storage |
| 9. <input checked="" type="checkbox"/> Site Designation | 36. <input checked="" type="checkbox"/> Water Supply |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet | 37. <input checked="" type="checkbox"/> Sanitary Disposal Sys. |
| of Site | |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10) | 38. <input checked="" type="checkbox"/> Fire Hydrants |
| 12. <input checked="" type="checkbox"/> PLOT PLAN | 39. <input checked="" type="checkbox"/> Building Locations |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 40. <input checked="" type="checkbox"/> Building Setbacks |
| 14. <input checked="" type="checkbox"/> Metes and Bounds | 41. <input checked="" type="checkbox"/> Front Building |
| 15. <input checked="" type="checkbox"/> Zoning Designation | Elevations |
| 16. <input checked="" type="checkbox"/> North Arrow | 42. <input checked="" type="checkbox"/> Divisions of Occupancy |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners | 43. <input checked="" type="checkbox"/> Sign Details |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 44. <input checked="" type="checkbox"/> BULK TABLE INSET |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas | 45. <input checked="" type="checkbox"/> Property Area (Nearest |
| 20. <input checked="" type="checkbox"/> Existing Vegetation | 100 sq. ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 46. <input checked="" type="checkbox"/> Building Coverage (sq. |
| | ft.) |
| <u>PROPOSED IMPROVEMENTS</u> | 47. <input checked="" type="checkbox"/> Building Coverage (% |
| 22. <input checked="" type="checkbox"/> Landscaping | of Total Area) |
| 23. <input checked="" type="checkbox"/> Exterior Lighting | 48. <input checked="" type="checkbox"/> Pavement Coverage (Sq. |
| 24. <input checked="" type="checkbox"/> Screening | Ft.) |
| 25. <input checked="" type="checkbox"/> Access & Egress | 49. <input checked="" type="checkbox"/> Pavement Coverage (% |
| 26. <input checked="" type="checkbox"/> Parking Areas | of Total Area) |
| 27. <input checked="" type="checkbox"/> Loading Areas | 50. <input checked="" type="checkbox"/> Open Space (Sq. Ft.) |
| 28. <input checked="" type="checkbox"/> Paving Details | 51. <input checked="" type="checkbox"/> Open Space (% of Total |
| (Items 25-27) | Area) |
| | 52. <input checked="" type="checkbox"/> No. of Parking Spaces |
| | Proposed. |
| | 53. <input checked="" type="checkbox"/> No. of Parking |
| | Required. |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: [Signature]
 Licensed Professional

Date: February 3, 1994

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FOR OFFICIAL USE ONLY

Permit No. _____

Fee Received _____

Date _____

Town of New Windsor
Orange County, New York

Permit Application for Development
in
Flood Hazard Areas

- A. General instructions page 4 (Applicant to read and sign)
- B. For assistance in completing or submittal of this application contact:

Windsor Enterprises, Floodplain Administrator,
(Name)

P.O. Box 928
(Address)

Vails Gate, NY (914) _____ - _____.

1. Name and Address of Applicant

Windsor Enterprises
(First Name) (MI) (Last Name)

Street Address: P.O. Box 928

Post Office: Vails Gate State: N.Y. Zip Code: 12584

Telephone: (914) 565-1211

2. Name and Address of Owner (If Different)

Same
(First Name) (MI) (Last Name)

Street Address: _____

Post Office: _____ State: _____ Zip Code: _____

Telephone: () ____ - ____

3. Engineer, Architect, Land Surveyor (If Applicable)

Patrick T Kennedy, L.S.
(First Name) (MI) (Last Name)

Street Address: 219 Quassaick Ave.

Post Office: New Windsor State: NY Zip Code: 12553

Telephone: 914 562-6444

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PROJECT LOCATION

Street Address:

9W So.

Tax Map No. 37-1-35.32

New Windsor, NY

Name of, distance and direction from nearest intersection or other landmark

115 ft. So of Caesars Lane

Name of Waterway:

PROJECT DESCRIPTION (Check all applicable boxes and see Page 4, Item 3)Structures

☐ New Construction
☐ Addition
☐ Alteration
☐ Relocation
☐ Demolition
☐ Replacement

Structure Type

☐ Residential (1-4 family)
☐ Residential (More than 4 family)
☐ Commercial
☐ Industrial
☐ Mobile Home (single lot)
☐ Mobile Home (Park)
☐ Bridge or Culvert

Estimated value of improvements if addition or alteration:

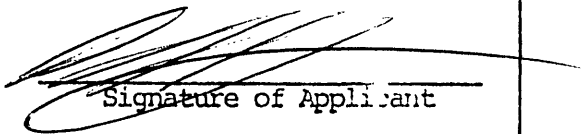
Other Development Activities

☐ Fill ☐ Excavation ☐ Mining ☐ Drilling ☐ Grading
☐ Watercourse alteration ☐ Water System ☐ Sewer System
☐ Subdivision (New) ☐ Subdivision (Expansion)
☐ Other (Explain)

CERTIFICATION

Application is hereby made for the issuance of a floodplain development permit. The applicant certifies that the above statements are true and agrees that the issuance of the permit is based on the accuracy thereof. False statements made herein are punishable under law. As a condition to the issuance of a permit, the applicant accepts full responsibility for all damage, direct or indirect, of whatever nature, and by whomsoever suffered, arising out of the project described herein and agrees to indemnify and save harmless to the community from suits, actions, damages and costs of every name and description resulting from the said project. Further, the applicant agrees that the issuance of a permit is not to be interpreted as a guarantee of freedom from risk of future flooding. The applicant certifies that the premises, structure, development, etc. will not be utilized or occupied until a Certificate of Compliance has been applied for and received.

Date



Signature of Applicant

_____ of _____
Flood Hazard Development Permit

Administrative Action
Completed by Floodplain Administrator

Proposed project located in _____ "A" zone with elevation
_____ "A" zone without elevation
_____ Floodway
_____ Coastal High Hazard Area (V-Zone)

Base flood elevation at site is _____

Source documents: _____

PLAN REVIEW

Elevation to which lowest floor is to be elevated _____ ft. (NGVD)
Elevation to which structure is to be floodproofed _____ ft. (NGVD)
Elevation to which compacted fill is to be elevated _____ ft. (NGVD)

ACTION

_____ Permit is approved, proposed development in compliance with applicable floodplain management standards.

_____ Additional information required for review. Specify: (i.e., encroachment analysis)

___ Permit is conditionally granted, conditions attached.

___ Permit is denied. Proposed development not in conformance with applicable floodplain management standards. Explanation attached. A variance, subject to Public Notice and Hearing, is required to continue project.

Signature _____ Date _____
(Permit Issuing Officer)

This permit is valid for a period of one year from the above date of approval.

BUILDING CONSTRUCTION DOCUMENTATION

The certified "As Built" elevation of lowest floor (including basement) of structure is _____ ft. NGVD.

Certification of registered professional engineer, land surveyor or other recognized agent, documenting these elevations is attached.

CERTIFICATE OF OCCUPANCY/COMPLIANCE

Certificate of Occupancy and/or Compliance Issued:

Date _____ Signature _____

_____ of _____
_____ County, New York

Development in Flood Hazard Areas
Instructions

1. Type or print in ink
2. Submit _____ copies of all papers including detailed construction plans and specifications.
3. Furnish plans drawn to scale, showing nature, dimension and elevation of area in question; existing or proposed structures, fill, storage of materials, drainage facilities and the location of the foregoing. Specifically the following is required: (A) NGVD (Mean Sea Level) elevation of lowest floor including basement of all structures; (B) description of alterations to any watercourse; (C) statement of techniques to be employed to meet requirements to anchor structures, use flood resistant materials and construction practices; (D) show new and replacement potable water supply and sewage systems will be constructed to minimize flood damage hazards; (E) Plans for subdivision proposal greater than 50 lots or 5 acres (whichever is least) must provide base flood elevations if they are not available; (F) Additional information as may be necessary for the floodplain administrator to evaluate application.

4. Where a non-residential structure is intended to be made watertight below the base flood level, a registered professional engineer or architect must develop and/or review structural design, specifications, and plans for the construction and certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of the local floodplain management regulations.
5. No work on the project shall be started until a permit has been issued by the floodplain administrator.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory compliance.
7. Applicant will provide all required elevation certifications and obtain a certificate of compliance prior to any use or occupancy of any structure or other development.

Applicant's signature _____

Date _____

